

## **APPENDIX B – DESIGN AND ACCESS STATEMENT**

### **Design**

**1. Amount**

The building will be 60m x 40m and is of a similar size to the existing building directly adjacent. Existing access ways will be used and this best uses the remaining space available whilst leaving adequate outside storage space.

**2. Use**

The building will be used for the temporary storage and bulking up of primarily KBC Black Bag Waste owing to a recently awarded contract. Additionally Wastecom will bulk up its residual waste inside the building thus helping to contain materials normally susceptible to wind. Materials susceptible to wind action are better suited to indoor storage and handling.

### **Layout**

**3. Layout**

The building will be situated on the existing site and will be served by the existing entrance and access routes between the existing building and the railway line boundary. We have determined that this best fits the available space and reduces traffic movements on site. There is already a one way traffic system in place.

**4. Scale**

The building will be 60M x 40M x 9M to eaves and 13.4M to ridge from ground level.

**5. Landscaping**

There is no landscaping whatsoever on the site this is generally accepted to allow unhindered observation and security of the buildings and fence boundary perimeters owing to the security measures required for this type of activity. Additional large areas of vegetation can become badly entangled with airborne litter. This is a rare occurrence but could inevitably be difficult to clean up should the litter become entangled in the landscaping.

**6. Appearance**

The inside of the building will have a clear open space. The first 3.6M high internally will be made of concrete push wall. However the external area will be steel plastisol sheet down to the floor level (please see accompanying illustrations)

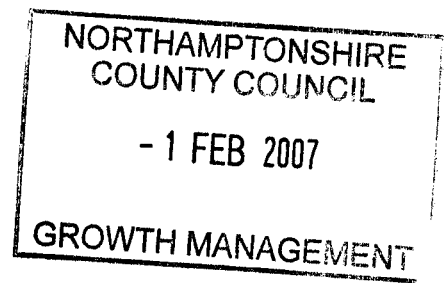
**Access**

**1. Vehicular and Transport Links**

This application is for an additional building on an existing site that already supports material recycling. The limited amount of extra vehicular traffic does not detrimentally effect any existing vehicular or transport link. The Wastecom site operates a strict one way policy.

**2. Inclusive Access**

Owing to the type and quantity of material that will be handled within this building it is not appropriate to include all people on equal terms regardless of disability due to strict and well adhered Health and safety principles. The finished floor is effectively similar to the outside surrounding ground level so as to have unhindered vehicular access. The building's design will take into account normal emergency exit routes as required by Building Control. Wastecom is a equal opportunities employer.



## **APPENDIX M**

### **Transport Assessment**

Please see BCAL letter attached relating to Transport Assessment.

### **Draft Travel Plan**

20% of our employees use Public Transport. 20% car share and the remaining use their own vehicles to get to work. The new building will give employment to approximately 3 people but at this time of writing do not know how these people will get to work.

### **Environmental Statement**

The Wastecom site already benefits from having a full Waste Management Licence. This building and its activity does not move outside the limits of its licence or will effect the environment detrimentally.

### **Supporting Planning Statement**

Please see enclosed letter from Kettering Borough Council dated 29th January 2007. (1 x copy included).

### **Air Quality Assessment**

Wastecom has visited a similar facility in Bedford who carry out the same type of activity and has determined that with the correct Stock Pile Management Procedure air quality will not be detrimentally affected.

### **Sustainability Appraisal**

Foremost this new building will provide a solution to KBC for carrying out a Black Bag bulking operation. This contract is in place and will be current until 31st March 2015.

### **Noise Impact Assessment**

There will be no additional noise arising from the activities carried out inside the building.

### **Energy Statement**

Energy efficient lighting will be used and kept to a minimum where applicable. Modern diesel powered plant will be used. The building will not be heated, but will be insulated.

### **Nature Conservation and Ecological Assessment**

The circumstances surrounding the site have not changed since the original consent for Waste Management Operations.

### **Historical and Archaeological Assessment**

N/A

### **Listed Building and Conservation Area Appraisal**

N/A

### **Flood Impact Assessment**

The drainage design for the existing site took into consideration the development of this building and was designed at 200% potential flow therefore no further changes need to be made.

### **Structural Survey**

N/A

### **Tree Survey**

N/A

### **Lighting Assessment/Details of Lighting Scheme**

Internal lighting to building. External safety lighting as required.

### **Sunlight / Daylighting Assessment**

Adequate roof lights will be provided in the main Tipping Area. The building will not cast a shadow on any neighbouring property.